



Housing
Development
Fund

ATTORNEY FOR THE HOME BUYER

You will need to retain an attorney. You will want to choose an attorney that specializes in real estate. The fees charged can vary from one attorney to another so consider this as you make your choice.

Your attorney will:

- Review purchase agreements/contracts; help you read through and understand the provisions of the sales agreement, including how and when you will take title to the property. Review all aspects of the sales agreement;
- Prepare all of the required legal documentation;
- Prepare title documents and ensure clear title. This means that there are no outstanding liens against the property or restrictions on the property that will impact your expected use;
- Arrange title insurance protection to cover you from financial losses if there should be defects in the title of your property;
- Process legal paperwork required by your mortgage lender. Review the terms of your mortgage and confirm that final rates and fees match those that were quoted and are reasonable and fair;
- Schedule the closing; review with you all the documents you will be required to sign; provide you a copy of the Closing Disclosure (CD) and attend the closing;
- After the closing your attorney will make sure no new liens have been recorded since the date of the title search; record the deed and mortgage; pay the conveyance taxes on behalf of the seller; provide you and lenders with all signed documents.

